

**JERSEY CITY BOARD OF ADJUSTMENT
PUBLIC NOTICE/LEGAL AD**

Please be advised the following items will be heard at the next Regular Meeting of the Jersey City Board of Adjustment, scheduled for **Thursday, November 13, 2014 at 6:30 p.m.**, in the **Council Chambers, 280 Grove Street, Second Floor, Jersey City, NJ**

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business: *Order of applications are subject to change.*

- | | | | |
|----|------------|---|--------------------------|
| a. | Case: | Z08-032 | Administrative Amendment |
| | Applicant: | The Drivin Group, LLC | |
| | Address: | 349 4 th Street | |
| | Attorney: | Pro Se | |
| | Block: | 9902 Lot: 6 | |
| | Zone: | R-1 One and Two Family Housing District | |
| | For: | Administrative Amendment to an approved expansion and renovation of a 3 story, 3 unit building | |
| | | | |
| b. | Case: | Z11-021 | Administrative Amendment |
| | Applicant: | Newark 144, LLC | |
| | Address: | 142-144 Newark Ave | |
| | Attorney: | Charles J. Harrington, III, Esq | |
| | Block: | 11404 Lot: 25 & 26 | |
| | Zone: | NC – Neighborhood Commercial District | |
| | For: | Amendment to provide commercial/office space on the first and second floors. Original December 8, 2011 approvals were to constructs a 5 story building with 4 residential units and one ground floor retail/restaurant space. | |

- | | | | |
|----|----------------|--|---------------------------------------|
| 7. | Case: | Z14-018 | Preliminary and Major Final Site Plan |
| | Applicant: | Jeffrey Unger | |
| | Address: | 345 Central Avenue | |
| | Attorney: | Charles J. Harrington, III, Esq | |
| | Block: | 2802 Lot: 28 | |
| | Zone: | NC – Neighborhood Commercial
R-1 – One and Two Family Housing District | |
| | For: | Major Site Plan approval to rehabilitate and expand a two-story mixed use building with ground floor commercial to a four story mixed use building with ground floor commercial and 25 residential units with two surface parking spaces fronting on Lincoln Street. The site is an L-shaped lot that fronts on both Central Avenue and Lincoln Street and is both in the NC and R-1 zone. | |
| | “d” Variance: | Use, Height | |
| | “c” Variances: | Rear yard setback, # of parking spaces, front yard parking | |

Cont. on other side →→

8. Case: Z14-029 Preliminary and Major Final Site Plan
Applicant: Green Vraj Apartments, LLC
Address: 25-27 Division Street
Attorney: Eugene T. Paolino, Esq
Block: 9801 Lot: 12
Zone: NC – Neighborhood Commercial
For: Demolition of an existing single story garage to construct a new 5 story building that will be an addition to the adjacent 4-story building. A story will be added to the existing 4 story building for a complete 5 story building with 10 units.
“d” Variance: Height
“c” Variance: Parking
9. Case: Z14-003
Applicant: Jacob V. Hudnut
Address: 342.5 5th Street
Attorney: Jacob V. Hudnut, Esq
Block: 9905 Lot: 33
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-story single family house on an undersized lot
“d” Variance: Height
“c” Variances: Maximum building coverage, Minimum rear yard setback, Lot area, Lot width, Lot depth, Minimum floor to ceiling height
10. Case: Z14-030
Applicant: Charles Hewitt
Address: 305 Third Street
Attorney: Pro Se
Block: 11106 Lot: 7
Zone: R-1 One and Two Family Housing District
For: Convert existing office space on the 2nd floor of a mixed use building into the 2nd residential unit
“d” Variance: Use
11. Case: Z14-015
Applicant: Nkay Construction
Address: 663 Summit Avenue
Attorney: Rita M. McKenna, Esq
Block: 5503 Lot: 16
Zone: R-1 One and Two Family Housing District
For: Construction of a 3-story single family house on an undersized lot
“d” Variance: Use
“c” Variances: Minimum lot size, Minimum lot depth, rear yard setback, maximum driveway width

12. MEMORIALIZATION OF RESOLUTIONS

13. Executive Session, as needed, to discuss litigation, personnel, or other matters.

Kate Donnelly, BOARD OF ADJUSTMENT CHAIRPERSON